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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

NATIONSTAR MORTGAGE, LLC

vs.

THE ESTATE OF MARIANNE WALL, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF MARIANNE WALL, DECEASED; JOHN DOE WALL, HUSBAND OF MARIANNE WALL, DECEASED; VICTORIA RAE HANER AND JOHN DOE HANER, HUSBAND AND WIFE; ANNETTE KEBSCH AND JOHN DOE KEBSCH, HUSBAND AND WIFE; MIRIAM FREDRICH AND JOHN DOE FREDRICH, HUSBAND AND WIFE; BANK OF AMERICA, N.A.; ROYAL CREST CONDOMINIUM ASSOCIATION; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN, OR ESTATE IN THE PROPERTY HEREIN DESCRIBED

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY

CAUSE # 14-2-15332-5 SEA

AMENDED JUDGMENT RENDERED ON
11/16/2015

ORDER OF SALE ISSUED: 3/14/2016

DATE OF LEVY: 4/5/2016

TO: THE ESTATE OF MARIANNE WALL, DECEASED; (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

2100 3RD AVE. 2006, SEATTLE, WA 98121

UNIT 2006, ROYAL CREST CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 7 OF CONDOMINIUMS, PAGES 56 THROUGH 65, INCLUSIVE, CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7401110333 IN KING COUNTY, WASHINGTON. ASSESSOR'S TAX PARCEL NO. 7457201020

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM

DATE: MAY 27, 2016

**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$505,105.68** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. **A redemption period of eight months which will expire at 4:30 p.m. on JANUARY 27, 2017.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on JANUARY 27, 2017.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON JANUARY 27, 2017, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
WEINSTEIN & RILEY, P.S.
2001 WESTERN AVENUE
SUITE 400
SEATTLE, WA 98121
206-269-3490